044.A	0001	0179.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	624,500 /	624,500
USE VALUE:	624,500 /	624,500
ASSESSED:	624,500 /	624,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
179		FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	WILLENSON DANIEL & LINDSAY
Owner 2:	
Owner 3:	
Street 1:	179 FRANKLIN ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BERS JOSHUA -
Owner 2:	-
Street 1:	179 FRANKLIN ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Asbestos Exterior and 1855 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	621,400	3,100		624,500
Total Card	0.000	621,400	3,100		624,500
Total Parcel	0.000	621,400	3,100		624,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.66 | /Parcel: 336.66

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	312576
GIS Ref	
GIS Ref	
Insp Date	07/12/18

!15830!

PREVIOUS ASSESSMENT

Parcel ID 044.A-0001-0179.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	621,400	3100	.		624,500		Year end	12/23/2021
2021	102	FV	603,200	3100	.		606,300		Year End Roll	12/10/2020
2020	102	FV	594,100	3100	.		597,200	597,200	Year End Roll	12/18/2019
2019	102	FV	551,600	3100	.		554,700	554,700	Year End Roll	1/3/2019
2018	102	FV	457,500	3100	.		460,600	460,600	Year End Roll	12/20/2017
2017	102	FV	417,200	3100	.		420,300	420,300	Year End Roll	1/3/2017
2016	102	FV	417,400	3100	.		420,500	420,500	Year End	1/4/2016
2015	102	FV	385,700	3100	.		388,800	388,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:26:50

LAST REV

Date	Time
09/07/21	11:53:15

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15830

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERS JOSHUA,	69487-428		6/23/2017		639,000	No	No		
DONNELLY JASON	58551-223		2/24/2012		384,000	No	No		
MARTIN MATTHEW	55255-586		8/27/2010		1	No	No		

USER DEFINED

Prior Id # 1:	31085
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/21/2021	822	Inter Fi	25,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Measured	DGM	D Mann
2/7/2018	SQ Returned	EMK	Ellen K
8/20/2013	Info Fm Plan	BR	B Rossignol
5/24/2012	MLS	EMK	Ellen K
2/17/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8209																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	55.000000000
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.21603775
Const Adj.:	0.93100190
Adj $ / SQ:	345.301
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.17999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	844329
Depreciation:	222903
Depreciated Total:	621426

COMMENTS

GLA=1855 SFT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	2	
Totals			
1	9	2	

SKETCH

UnSketched SubAreas:
GLA: 1855,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	407.45
Special Features:	0	Val/Su Net:	334.99
Final Total:	621400	Val/Su SzAd	334.99

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,855	345.300	640,533

Net Sketched Area:	1,855			Total:	640,533
Size Ad	1855	Gross Area	1855	FinArea	1855

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 044.A-0001-0179.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X20	A	AV	1924	28.89	T	40	102			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:	
				Total:	3,100

IMAGE

AssessPro Patriot Properties, Inc